



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

June 28, 2006

SUBJECT: **2006-0212 – John Cunniff** [Applicant] **Parkington LLC**
[Owner]: Application for related proposals on a 12,846 square foot site located at **1299 Parkington Avenue** (near S Knickerbocker Dr.) in an R-3 (Medium Density Residential) Zoning District.

Motion **Use Permit** to convert four existing apartments into four condominium units,

Motion **Parcel Map** to subdivide one lot into four units and one common lot.

REPORT IN BRIEF

Existing Site Conditions Four unit apartment building

Surrounding Land Uses

North Seventeen unit apartment building

South Single-family homes

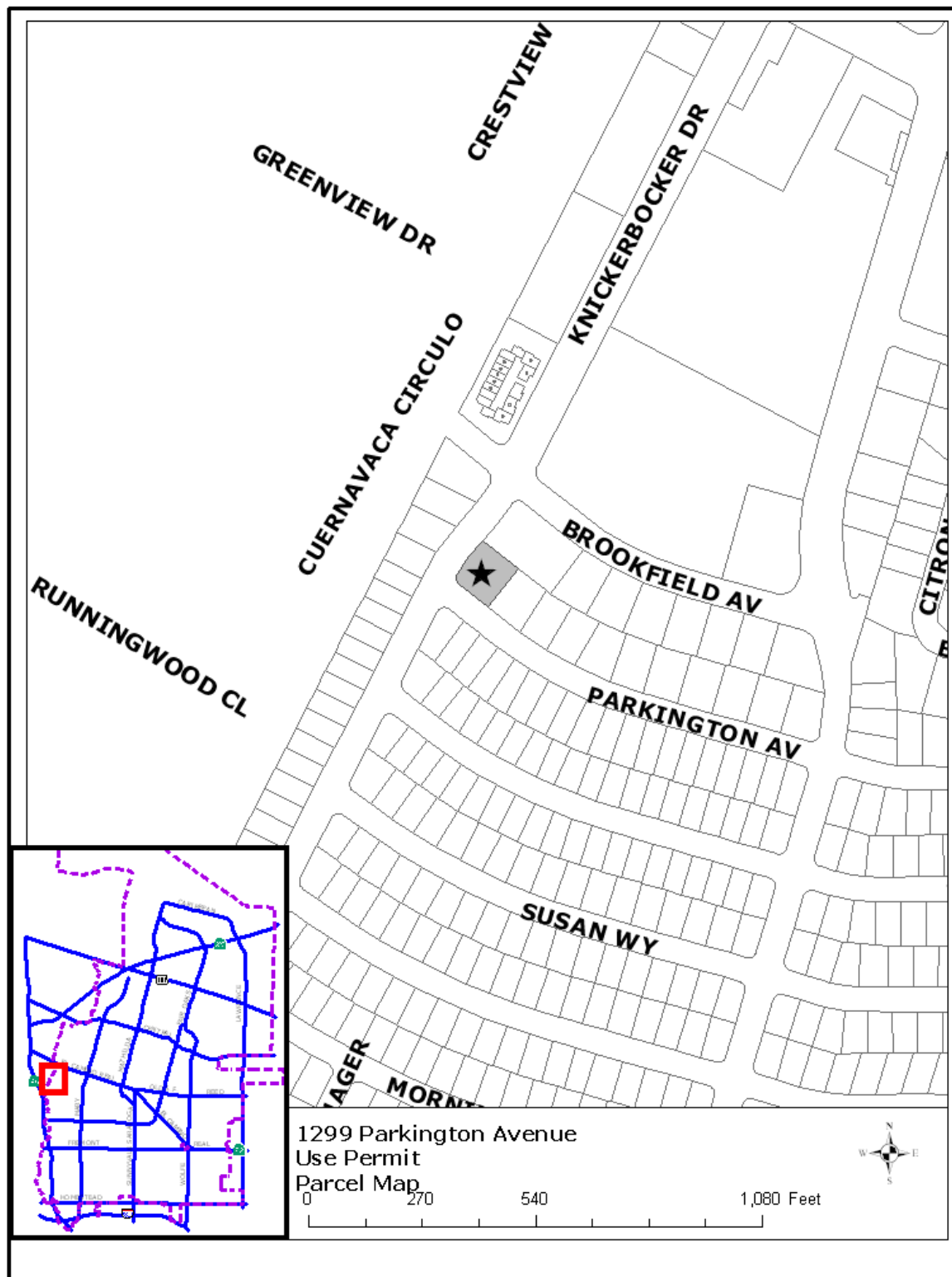
East Four unit apartment building

West Four unit apartment building

Issues Density,
Condition of structure,
Location of open space,
Impact on available affordable housing

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve subject to Conditions, including significant exterior and interior upgrades.



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	Same	Residential Medium Density
Zoning District	R-3	Same	R-3
Lot Size (s.f.)	12,846	Same	8,000 min.
Gross Floor Area (s.f.)	4,241	Same	10,277 max.
Lot Coverage (%)	19%	Same	40% max.
Floor Area Ratio (FAR)	33%	Same	N/A
No. of Units	4	Same	---
Density (units/acre)	14	Same	24 max.
Meets 75% min?	No (57%)	Same	18 min.
Bedrooms/Unit	2	Same	---
Unit Sizes (s.f.)	783.4	Same	N/A
Lockable Storage/Unit (cu.ft.)	80	300	300 min.
No. of Buildings On- Site	2	Same	---
Distance Between Buildings	25	Same	10 min.
Building Height (ft.)	23' 11"	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (Facing Property) – first & second story setbacks are the same for Apt.			
Front (Parkington)	Building – 25'	Same	1 st story – 20', 2 nd story – 25' min.
Reducible Front Yard (Knickerbocker)	Building – 25'	Same	9' min.
Right Side	Building – 22' Carport – 0'	Same	One-side – 6', Total – 15' min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear	Building – 31'9" Carport – 5'	Same	Apt – 20', Carport – 10' min.
Landscaping (sq. ft.)			
Total Landscaping	6,524	4,151	1,700 min.
Landscaping/Unit	Approx. 1,404	1,145	425 min.
Usable Open Space/Unit	Approx. 600	535	400 min.
Frontage Width (ft.)	15-25	Same	15 ft. min.
Landscaping Buffer (ft.)	15-25	Same	10 ft. min.
Parking Lot Area Shading (%)	50% (of proposed)	80%	50% min. in 15 years
Water Conserving Plants	0	50%	70% min.
Parking			
Total Spaces	4	8	8 min.
Standard Spaces	4	7	7 min.
Accessible Spaces	0	1**	1 min.
Covered Spaces	4	4	4 min.
Aisle Width (ft.)	12	12	10 min. (one-way)
Bicycle Parking	0	1 locker & 1 rack	1 Class I (locker) & 1 Class II (rack) min.
Stormwater			
Impervious Surface Area (s.f.)	Approx. 7,700	6,322	1,700
Impervious Surface (%)	Approx. 60%	49%	13.2%



Starred items indicate deviations from Municipal Code requirements.

** Accessible space needs to meet minimum dimension requirements of 14 feet wide be striped and adequately sized, though does not have to be specifically designated (as the site has fewer than 5 units).

ANALYSIS

Description of Proposed Project

The site is currently occupied by a four-unit apartment building and a four-stall carport. The legal non-conforming carport, which is located on the northeast corner of the property, does not meet side or rear yard setbacks.

The applicant has proposed sub-dividing the existing four-unit apartment into separate condominium ownership units on a common lot.

Background

The two-story, four-unit apartment building was built in 1952. It was re-roofed in 2003. There are no previous planning permits for the site other than a Preliminary Review of this proposed condominium conversion in 2005.

This application was initially submitted in February 2006, but was put on hold because the apartment vacancy had dipped below 3% and the former Municipal Code requirements did not allow for processing a condominium conversion application while the vacancy rate was below 3%. The municipal code was modified on May 9, 2006 to eliminate minimum vacancy standards in relation to condominium conversion requests. This change was part of a larger study issue regarding promotion of home ownership opportunities.

Surrounding Uses: The surrounding neighborhood is a mix of low density single-family homes and medium density apartment buildings. The neighborhood provides for a transition between commercial activities to the north, higher density residential to the west, and low density residential to the south and east.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include modifications to existing facilities. (This project may also be considered under category 3, which includes conversion of small structures.)

Use Permit

Use: The applicant proposes to continue the existing multi-family residential use on the site. The only proposed change is subdividing the airspace of the existing housing units to create the ownership opportunities for the units. Each of the four-units has two bedrooms, a kitchen, living room and one bathroom. Two of

the units are located on the second floor, with access from a staircase in front of the building and from one staircase in the back.

No Below Market Rate Housing (BMR) units are required for this project given that the number of units is fewer than nine (SMC 19.66)

Density: The existing density of 14 dwelling units per acre does not meet the target density range of 18 to 24 units per acre, as designated by the Medium Density Residential (R-3) Zoning District. The four units result in a density that is only 57% of the maximum allowable, whereas City policy from the Housing Element states that the density should be at least 75% of the maximum. It is of note that in smaller developments, the percentage change per unit is more dramatic. Five units on this site would result in a density of 71% and six units would be 86% of the maximum allowed. Based on the lot size, the site could be developed with up to a total of 7 units. To accommodate additional units on the property it would most likely require demolition of the existing structure and redevelopment of the property with new housing. The higher density may not, however, be compatible with the single family homes located across Parkington. And the layout for a higher density development on this lot may be challenging, given the front yard setback requirements.

As indicated in the following table, there is a range of densities among the R-3 sites along Parkington and the neighboring property to the north on Brookfield.

Address	Lot Size (sq. ft.)	Lot Size (ac.)	# of Units	Density (d.u./ac.)
1280 Brookfield	26,017	0.60	17	29
1299 Parkington (subject site)	12,846	0.29	4	14
1291 Parkington	9,770	0.22	4	18
1279 Parkington	9,636	0.22	4	18
1271 Parkington	9,636	0.22	4	18
1263 Parkington	9,636	0.22	4	18
1255 Parkington	9,636	0.22	4	18
1245 Parkington	10,627	0.24	6	25
1235 Parkington	10,200	0.23	6	26
1229 Parkington	10,200	0.23	6	26
1221 Parkington	10,200	0.23	6	26
1203 Parkington	9,714	0.22	8	36
Target Density				18-24

Site Layout: The 0.25 acre corner lot is almost square in shape with the two-story apartment located in the middle of the lot. The adjacent streets run along

the southern (Parkington Avenue) and western (Knickerbocker Drive) boundaries, with the driveway entrance located at the northwest corner of the site. The legal, non-conforming four-car carport is located along the northeast corner of the site, with a zero lot line along the eastern boundary. The box-shaped four-plex apartment is situated at an approximately 45 degree angle from the property lines, with the primary entrance facing the intersection and additional access from the rear of the building.

In order to meet the City's parking requirements an additional four uncovered parking spaces have been proposed. Two spaces are provided at the northern entry to the site and two additional spaces are accessed from Parkington. The southern spaces will require installing a new curb-cut along Parkington. Public Works staff has indicated no objection with the proposed curb cut. While this style of front yard parking is common for the single family homes across the street, it is not the typical layout for the similar-styled apartment buildings along Parkington. Staff is recommending landscaping to screen the proposed parking to the maximum extent possible.

Stormwater Management: The project does not propose adding or replacing at least 10,000 square feet of impervious surface, and thus does not trigger specific stormwater runoff requirements. The site is also covered with a large amount of landscaping, reducing stormwater runoff concerns. Staff is proposing commonly recommended Best Management Practices (BMPs) to address stormwater impacts, including downspouts directed to landscaped area and pervious pavement/pavers for any additionally proposed hardscape (see Attachment B, Condition of Approval 12).

Easements and Undergrounding: There is a 10 foot Public Utility Easement (PUE) along the northern property line; 5 feet of which is on the subject site. The driveway is located along the northern portion of the site and the existing carport is located just beyond the PUE. No construction is proposed within the PUE.

There are currently overhead lines providing power to the site, and a power line running along the northern boundary of the site. The Sunnyvale Municipal Code requires that all existing and new services need to be undergrounded (see Attachment B, Condition of Approval 17).

Architecture: The 54 year old apartment building is a two-story box-shaped building with a beige stucco exterior and a brown belly-band providing a visual separation between the two floors. There are no distinguishing features on the walls or around the windows, other than a small sill. The existing composition shingle roof is a 30-year warranty roof that was installed in 2003.

The applicant has proposed a modified entryway with a pitched roof to create a great focal point for the entry.

The applicant has also proposed a trellis to be located in the front yard to improve architectural interest. The placement is approximately 10 feet in front of the entryway. The trellis, if properly landscaped, could provide a focal point for the site (see Attachment B, Condition of Approval 4).

The applicant has stated the intent to provide interior and exterior upgrades to the units, add parking, a solid waste enclosure, and landscaping (see Attachment B, Conditions of Approval 4, 8, 11, 13, 14, 16, and 18).

The following Guidelines were considered in the analysis of the project architecture:

Design Policy or Guideline (Architecture)	Comments
Architecture and Design C1. Maintain diversity and individuality in style but be compatible with the character of the neighborhood.	As conditioned, the proposed modifications to the window features and brick planter feature along the base of the building will be compatible with and enhance the character of the surrounding neighborhood.
Architecture C2: In areas where no prevailing architectural style exists, maintain the general neighborhood character by the use of similar scale, forms, and materials providing that it enhances the neighborhood.	The proposed project will not significantly change the character of the existing neighborhood.
Architecture C9: Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, etc.	The proposed window shutters, upgraded window sills will provide for a higher quality appearance.
Private Development C.3.n. Continue to require sites plans to be easily navigated by people with handicaps and for some projects consider innovative features in excess of minimum state standards for handicap access.	The proposed parking layout provides for an accessible space (does not have to be specifically designated as the site has less than 5 units). The second story units are not accessible.

Green Building Policy: In February 2004, the City Council adopted a policy designed to promote the importance of sustainable development concepts and practices. Currently there is no SMC requirement or set of findings to make in order for private developments to qualify as sustainable, but projects may have additional merit or benefit to the City if they can be found to meet this policy.

Staff believes the applicant's proposal to reuse the existing apartments, with minimal new construction and demolition, and by requiring a high level of quality of the replacement materials and energy efficient appliances, meets the intent of the Council's policy on sustainability (see Attachment B, Condition of Approval 18.B).

Landscaping: Residential uses within the R-3 Zoning District are required to provide a minimum of 400 square feet of usable open space and 425 square feet of landscaping per unit. The project meets the requirement for usable open space with 535 square foot per unit. The site also provides adequate landscaping area with 1,145 square foot of landscaping per unit.

The site currently has *one* protected tree (a Palm) located just south of the carport. (Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground.) There are three other mature street trees located along the perimeter of the site. Based on city records, it appears that at least 5 mature trees were removed from the site within the past five years. Staff is recommending the planting of five large-species trees on the site to replace the previously removed trees and to provide shading for the uncovered parking.

The site meets the open space requirement. However, the usable open space is primarily located in front of the building, with unrestricted access to both Parkington Avenue and Knickerbocker Drive. (The first 20 feet of the lot along the streets is not, per Code, included in the usable open space requirements.) While it is an existing condition, the location of the open space may pose a safety concern for use by young children.

The following Guidelines were considered in analysis of the project landscaping:

Design Policy or Guideline (Landscape)	Comments
City Wide Design Guidelines Landscaping A2: Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects.	The project proposes to add new landscaping and trees which will further enhance the site.

Design Policy or Guideline (Landscape)	Comments
Private Development C.3.i. Encourage outdoor area for relaxation or eating which are protected from noise and traffic.	The majority of the open space is located in the front of the lot, with no barrier from the streets (pre-existing condition).
Open Space C8. Provide direct access to common useable open space from buildings. Common open spaces shall be useable for recreational purposes.	The location of the open space in the front yard area makes it accessible to all tenants, though not optimally located for children to play or private enjoyment of residents. No open space amenities are proposed besides landscaping and benches under the trellis.

Parking/Circulation: The site currently contains only four covered (carport) parking spaces. The Sunnyvale Municipal Code requires one covered and one uncovered space for each unit, resulting in a total of four covered (the existing carport) and four uncovered spaces. The applicant has proposed four additional uncovered parking spaces located on the site, including one space striped to be more accessible. (For developments fewer than 5 units, the Building Code requires one space to be designed as a 13-foot wide accessible space, but not posted as exclusively handicap accessible.)

The driveway dimensions exceed the requirement for a one-way driveway. Given the number of units and small parking area, a one-way driveway is deemed acceptable for on-site circulation in lieu of widening the driveway to a two-way driveway width of 24 feet.

Per VTA Guidelines, the project requires one bike rack, which the applicant has proposed to be located behind the building under or near the stairway.

Condominium Conversion Requirements: The Sunnyvale Municipal Code section 19.70 includes numerous requirements for a condominium conversion. The applicant has stated the intent to comply with all City requirements. As three specific items (Sales price of each unit, proposed pro forma budget for California Real Estate Commissioner, and Copy of application to Department of Real Estate) have not been received, staff is recommending that they be submitted prior to issuance of Building permits (see Attachment B, Condition of Approval 18.A).

Significant amounts of property damage or need for upgrades have been identified. Staff recommends that these repairs be made in addition to the upgrades for on-site amenities (parking, laundry, etc.) and enhancements to the structure (see Attachment B, Condition of Approval 18.B).

Required Storage: Sunnyvale Municipal Code 19.38.040 requires multi-family residential projects to provide a minimum of 300 cubic feet of separate, lockable, and weatherproof storage space. This requirement may be met by upgrading carport to have a full wall backing with at least 300 cu. feet for each unit. The applicant has indicated the intent to meet this requirement by upgrading and expanding the existing storage lockers located in the carport.

Trash Enclosure: SMC requires that multi-family uses provide a centralized trash and recycling enclosure for the site. The site currently has no enclosure but shares a mobile dumpster that can be wheeled out to the street to be serviced.

The applicant has proposed locating the centralized enclosure behind the existing residential building. Staff has discussed providing a fully enclosed structure and screening it with landscaping to minimize the impact on the residents. Public Works staff has indicated that any on-site solid waste service will require an adequate base to withstand the weight of the service vehicles. This means the existing pavement would need to be tested and, if deemed inadequate for the anticipated loading from the service vehicles (which is likely given that this level of loading would not have been factored into the original design of the concrete), the applicant would need to upgrade the foundation and pavement in the driveway area to meet minimum loading standards.

Noticing Requirements: State law requires five different notices be given to tenants who are subject to a condominium conversion. One of them is a 180-day notice of Intent to Convert (Gov Code 66427.1.c). Another type of notice is 90-day Notice of right of first refusal to purchase a unit. Developers may coordinate this 90-day notice with the 180-day notice to run concurrently for the last 90 days of the 180-day period.

Compliance with Development Standards/Guidelines: The proposed project meets the minimum Code requirements and guidelines with the exception of the minimum density policy and setbacks (side and rear yard) for the existing carport. The proposed project does not increase the non-conformity.

Expected Impact on the Surroundings: No significant traffic or noise impacts are expected as a result of this project. There will not be a significant visual or aesthetic impact resulting from this project.

Tentative Map

General: The proposed project requires the subdivision of the existing 12,845 square foot property into 4 condominium, or air space lots, on one common lot. The proposed project meets the required frontage requirement for parcels in the R-3 Zoning District.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected. There would be no net increase in the trip generation at this site; therefore, no Traffic Impact Fees will be required for this project. No Park Dedication Fees are required of the project (per SMC 18.10.080).

Public Contact

One neighbor requested a copy of the staff report and expressed concern with the long-term maintenance of the landscaping. The owner of the adjacent property located to the north of the site (17-unit apartment building) came to City Hall to review plans and asked about any changes being proposed by the project; no concern was expressed with the proposed project. No other public comments were received prior to completion of the staff report.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 54 notices mailed to the property owners and residents within 300 ft. of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Discussion: Some of the requirements for condominium conversion were recently changed with the May 2006 Zoning Tools for Home Ownership study issue. The purpose of the study issue was to explore strategies to increase home ownership opportunities, similar to what is being proposed by this project. The study issue removed vacancy rate requirements that had prevented this project from being considered at an earlier date given that the most recent apartment vacancy rate in Sunnyvale was determined to be less than 3%. The study issue removed barriers to condominium conversion, but retained provisions for tenant and buyer protections, and recognized that while homeownership opportunities should be made available, the units should meet a basic standard of quality to qualify for conversion.

As the first condominium conversion project being considered since the recently approved changes to the Municipal Code removing the minimum

apartment vacancy rate as a decision making criteria, this project will set precedence for future reviews. While Council policy direction to promote homeownership opportunities was clearly stated, Council also affirmed the need to maintain tenant and buyer protections.

Density. The non-conforming density is an issue in that it does not maximize the use of the property. Conversion of the existing apartment to separate ownership units is likely to delay the site being redeveloped, which would trigger the requirement to meet the target density range and slightly increase the housing stock in the City. The proposed project, however, does not increase the existing non-conformity. Further, the lower density may be considered more compatible with the low density single family homes located across the street from the site.

Condition of Structure. The building has experienced the wear and tear of weather conditions, local conditions (termites, earthquakes), and resident use for 54 years. The building report identified the anticipated impacts of the age of the building. To bring the building into an adequate condition to allow for subdivision of ownership and sale of individual units, staff recommends completing all of the outstanding issues identified in the building report, including:

- a) Complete all necessary structural repairs (as identified in the building report);
- b) Complete all necessary exterior repairs to ensure building is protected from the elements, including repairs to the exterior walls and windows;
- c) Complete all identified repairs needed on carport, including base and roof repairs;
- d) Replace sinks, counters, floors in kitchen, and bathrooms, new flooring throughout the house (applicant has proposed most of these);
- e) Replace appliances that do not work and guarantee remaining appliances for at least one year;
- f) Separately meter water lines and replace all valves (many not functional);
- g) Upgrade all electrical, heating and ventilation systems;
- h) Install air conditioning units;
- i) Prevent unrestricted access to the attic.

Further, a structural report has not yet been submitted, and staff recommends that all issues identified in the structural report be addressed to at least a level of “good condition” (see Attachment B, Condition of Approval 18.D).

Open Space Location. The majority of the open space for the site is located in front of the building, with unrestricted access to two streets. While this is not an optimal location for usable space, it is an existing condition. It is similar to the front yards of the neighboring single family homes, the difference being single family homes also have a private rear yard area. In addition, there are no specific open space amenities or private open spaces for each unit in the plan as would likely be required of new development.

Impact on Available Affordable Housing. The Housing Element has competing policies on preservation of housing stock and home ownership. To date, this project is the only apartment on the block that has applied for a condominium conversion. Approval of this project may set a precedent for other apartment buildings in this area applying for conversion. Such a trend may result in an upgrade of the existing structures. In the long term, however, it will be important to maintain a balance with sufficient housing options for lower income residents.

Staff recognizes that the proposed project is simply to change the ownership status of an existing structure (in addition to providing site upgrades). However, condominium conversions typically extend the usable lifespan of the structure, given that it is easier to redevelop a site if there is only one owner than if the structure had multiple owners. Thus, if there are aspects of the site that are non-conforming to City requirements or the structure is considered to be close to achieving its initially anticipated lifespan, approving a conversion decreases the likelihood of the site being redeveloped in the future to current City standards or expectations.

While the condition of the existing structure raises concerns, staff is able to recommend approval given the extensive conditions proposed for site improvements. While staff is concerned with the availability of affordable housing in the City, the recent policy direction to promote home ownership opportunities supercedes the generally more cautious approach staff would take to recommend approval of this project.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Use Permit and Tentative Map with the attached conditions.
2. Approve the Use Permit and Tentative Map with modified conditions.
3. Deny the Use Permit and Tentative Map.

Recommendation

Alternative 1.

Prepared by:

Jamie McLeod
Project Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Letters from Other Interested Parties

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Housing and Community Revitalization Sub-Element

Policy A.2: *All new residential developments should build at least 75 percent of the permitted density.*

The proposed project does not meet this goal given the existing non-conforming condition.

Policy C.1: *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

The multi-family style of housing is compatible with the adjacent uses and the proposed architectural upgrades will enhance the neighborhood.

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

The project provides additional ownership opportunities within a multi-family style of residential development. The proposal meets this goal with 60 two-bedroom units.

Land Use and Transportation Element

Policy C2.1: *Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in the community.*

To this policy, the proposed project balances between providing additional home ownership opportunity with removing lower-cost rental units. The recent trend in Sunnyvale has been to develop and to convert rental units to ownership opportunity housing, such that the most recently calculated apartment vacancy rate was just below 3% (October 2005). While the availability of apartment units may not currently be of concern, the trend should be followed and considered for future condominium conversion requests.

Action Statement C2.1.3: *Promote the maintenance and rehabilitation of existing housing.*

This project provides for the upgrade of existing housing stock.

Policy N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

The development provides an additional 60 ownership housing units where the project is currently situated between an existing medium density, multi-family use and a single-family neighborhood.

Community Design Sub-Element

Policy C.4: *Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates high quality design with and significant improves the visual appearance of the site.

Additional Council Policy was established in May 2006 which states:

Encourage the development of housing options in the City with the goal that the majority of housing in the City is owner-occupied.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The condominium subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses, and programs of the General Plan. The project, in conjunction with an approved Use Permit and supports a land use that is compatible with the neighborhood. The project also meets the goals and policies of the General Plan, including additional home ownership opportunities, as enumerated above.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

The proposed modification to the existing architecture helps the project to better attain the City-Wide Design Guidelines, will be a benefit to the neighborhood, and will not interfere with the surrounding residential uses.

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Use Permit and/or Tentative Map shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- E. Modify the layout of the proposed parking to meet city requirements for setbacks from property lines and to allow for adequate landscaping screening.
- F. Require a high level of quality of the replacement materials.
- G. Require energy conservation (Energy Star) appliances for all new or replaced appliances.
- H. Provide adequate noticing to tenants. This includes a 180-day notice of *Intent to Convert* prior to filing for a Final Map, and a 90-day notice of *Right of First Refusal* to purchase a unit (noticing periods may run concurrently).

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Building Division, the Department of Public Works (for all proposed off-site improvements), and any departments as necessary.
- B. Meet all City requirements detailed in the City of Sunnyvale Preliminary Review Letter dated March 6, 2006 for the initial

submittal of this project. This includes on-site and off-site improvements (such as reconstruction of sidewalks, curbs and gutters, as well as installation of a new curb ramp on Parkington Avenue).

3. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R's)

- A. Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney.
- B. The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to approval by the City Attorney and Director of Community Development prior to approval of the Final Map. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
 - 1. Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
 - 2. The homeowners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
 - 3. The developer shall maintain all utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a homeowners association, following sale of at least 75% of the units, whichever comes first.
 - 4. The Conditions of Approval of this Use Permit.
- C. The CC&Rs shall contain the following language:
 - 1. "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days

from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each Lot in the Project.

2. It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
3. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
4. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
5. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
6. Third-Party Beneficiary. The rights of the City of Sunnyvale pursuant to this Article will be the rights of an intended third party beneficiary of a contract, as provided in Section 1559 of the California Civil Code, except that there will be no right of Declarant, the Association, or any Owner(s) to rescind the contract involved so as to defeat such rights of the City of Sunnyvale.
7. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save,

defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property."

4. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- B. Install trellis in the front yard area. Final design and dimensions to be reviewed and approved by the Director of Community Development prior to issuance of Building permits.
- C. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.
- D. Foam trim shall not be used for window treatments or other exterior features.

5. EASEMENTS

- A. Maintain five-foot easement along northern property line.

6. EXTERIOR EQUIPMENT

- A. Individual air conditioning units shall be installed.
- B. Air conditioning units shall be screened with architecture or landscaping features.

7. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.

8. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to and subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - 1. Screening of solid waste enclosure, carport and parking areas with landscaping.
 - 2. Install climbing vines at the base of each support column of the trellis.
 - 3. Install brick planter feature in front of the building along the base, complete with an flowers and an irrigation system.

- B. Install eight (8) 24-inch box trees for the mature trees which were removed without a permit between 2002 and the present (as indicated by City records). The location and species to be reviewed and approved by the City Arborist prior to issuance of Building permits.
- C. Provide separate meter for domestic and irrigation water systems.
- D. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- E. Prepare a landscape maintenance plan subject for review and approval by the Director of Community Development
- F. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- G. No trees shall be removed as part of this applicant unless reviewed and approved by the City Arborist.
- H. All areas not required for parking, driveways or structures shall be landscaped.

9. TREE PRESERVATION

- A. Prior to issuance of a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan for the City street trees from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
 - 1. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

10. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
 - 1. Sodium vapor (of illumination with an equivalent energy savings).
 - 2. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas.
 - 3. Provide photocells for on/off control of all security and area lights.
 - 4. All exterior security lights shall be equipped with vandal resistant covers.
 - 5. Wall packs shall not extend above the roof of the building.
 - 6. Lights shall have shields to prevent glare onto adjacent residential properties.
 - 7. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements.
 - 8. Pole heights not to exceed 8 feet.

11. PARKING

- A. Add four (4) uncovered parking spaces for on-site parking.
- B. Carport spaces shall be maintained at all times so as to allow for parking of vehicles.
- C. All carport spaces shall be assigned spaces.
- D. Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises.
- E. No parking space shall be offered for rent by the property owners or homeowners association.

12. STORMWATER BEST MANAGEMENT PRACTICES (BMPs)

- A. To address stormwater impacts, disconnect downspouts and direct to landscaped areas.
- B. Any new hardscape, including but not limited to the additional parking spaces, is required to use pervious pavement or pavers,

unless evidence provided to demonstrate pavers not structurally adequate.

13. BICYCLE PARKING

- A. Provide one (1) Class I (locker) and one (1) Class II (rack) bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

14. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.
- D. If services vehicles are to drive onto the property (proposed plans), the driveway paving specifications must meet City standards.

15. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain permit from Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.
- C. Provide one curb-cut entrance along Parkington to allow for two uncovered parking spaces.

16. STORAGE

- A. A minimum of 300 cubic feet of privately accessible storage is required for each unit.
- B. No hanging lockers shall be allowed in carports unless a full back wall is provided on the carport. Carport locker units shall have a minimum depth of 30 inches.

17. UNDERGROUND UTILITIES

- A. All proposed and existing utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.

18. CONDOMINIUM CONVERSION REQUIREMENTS

- A. The applicant shall provide the following information or statement of commitment prior to issuance of building permits:
1. Sales price of each unit and proposed pro forma budget for California Real Estate Commissioner.
 2. Copy of application to Department of Real Estate.
 3. Prohibition of Discrimination against Prospective Buyers with Children.
 4. Tenant Protection of : (1) First right of purchase for tenants; (2) Extension of tenancy of all existing rental agreements to expire not less than ninety days subsequent to the time of commencement of sales or issuance of the final public report by the real estate commissioner; (3) Permission to terminate any rental agreement without any penalty; (4) Expenses for temporary relocation for any tenant who has not entered into a contract to purchase his or her unit, who is displaced on a temporary basis for the developer to perform necessary repairs; (5) Tenant's rent not to be increased during the remaining period of residency.
 5. Buyer Protection. The developer shall furnish each prospective purchaser of a unit a true copy of key documents (identified in report).
- B. The applicant shall provide the following upgrades for the site prior to filing of the Final Map:
1. Add four parking spaces with one sized to be handicap accessible,
 2. Add an energy efficient washer and dryer to each apartment,
 3. Replace all kitchen appliances in each apartment,
 4. Replace all cabinets, sinks and counters in each apartment,
 5. Add a dishwasher to each apartment,
 6. Replace tub and sink in each apartment,
 7. Add vanity to each apartment,
 8. Replace tile flooring in each apartment,
 9. Replace carpeting in each apartment, and
 10. Repaint each apartment.
 11. Enhance window treatments by providing shutters and more pronounced window sills;

12. Enhance entryway;
 13. Add a brick planter along the front of the building, providing a brick veneer along the base of the building (approximately 2 or 3 feet high); and
 14. Add architectural details to the exterior of the building.
 15. Replace any non-functioning equipment (including but not limited to garbage disposals) with new energy efficient models.
- C. Site Improvements and Amenities shall be complete prior to filing of the Final Map, including the following fire prevention and building safety standards:
1. Wall and floor/ceiling assemblies comply with fire wall separation standards;
 2. Wall and floor/ceiling assemblies conform to the sound insulation performance criteria;
 3. Smoke detectors provided in each unit;
 4. Building conforms to energy conservation standards.
 5. Gas and electric service shall be separately metered and billed for each individual lot or unit;
 6. Separately metered water service for each individual unit and for all common facilities (billed to the association);
 7. Water shutoff valves shall be provided for each lot in accessible locations for all outlets;
 8. Electric panels provided in accessible locations controlling the entire service to each unit;
 9. All domestic appliances which are a source of vibration or noise, to be insulated to lessen the transmission of vibration or noise; and
 10. At least a one-year guarantee for all major appliances.
- D. A structural report shall be submitted prior to issuance of Building Permits. And a plan to address and remedy all issues identified in the structural report shall be reviewed and approved by the Director of Community Development prior to the issuance of Building permits.
- E. Prior to the sale or use of any units, the developer shall first obtain a certificate of use and occupancy for each such unit or building from the director of community development upon satisfaction of each of the foregoing provisions of this chapter (SMC 19.70.070).

- F. All requirements of the Subdivision Ordinance in effect at the time of the sale shall be compiled with in full prior to such sale (State Subdivision Map Act).

19. TENTATIVE MAP CONDITIONS

- A. The Tentative Map shall only be valid in conjunction with the approved Special Development Permit.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.
- C. Install curb ramp at the corner.
- D. Upgrade driveway to City standards.
- E. Replace damaged sidewalk along property frontage.

JF BUILDING DESIGN
P.O. Box 2818
Chapel Hill, NC 27515
(703) 385-1089

THE PLANS, DETAILS AND DESIGNS NEEDED IN THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. REVISED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE REPRODUCED, COPIED OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

[illegible]

New Cando Conversion for:
Jack Cunmiff
on the grounds at
Parkington Ave., Sunnyvale, Ca. 94087

ATTACHMENT C
Page 1 of 9

☐ PLANNING DEPARTMENT ☒ DESIGN REVIEW SUBMITTAL ☐ BUILDING DEPARTMENT ☐ PLAN CHECK SUBMITTAL ☐ APPROVED FOR CONSTRUCTION
☐ PRELIMINARY ☐ SUBMITTAL

INDEX

GENERAL INFORMATION:	
7	
198-15-011	
R-3	
V-N	
BUILDING CONSTRUCTION TYPE:	12946 S.F.
MAX. LOT AREA:	
MAX. LOT COVERAGE:	(40%) 5,139.40 S.F.
MAX. F.A.R. COVERAGE:	(40%) 5,139.40 S.F.

FLOOR AREA	
(F/L) LOWER FLOOR UNIT #1	793.41 SF
(F/L) LOWER FLOOR UNIT #2	793.41 SF
(F/U) UPPER FLOOR UNIT #3	793.41 SF
(F/U) UPPER FLOOR UNIT #4	793.41 SF
TOTAL LIVING	3,173.64 SF
(F/E) STAIRS	59.64 SF
(F/E) 4-CAR GARPORT	786.6 SF
TOTAL	3,999.88 SF
TOTAL F.A.R. GOVERNABLE	12.9998

SCOPE OF WORK

X. 4 PLEX TO CONDOMINIUMS W/EX. CARPORTS

1. NO NEW FLOOR AREA ON INTERIOR WALLS (EX. TO REMAIN)
2. EXISTING ELEGANT, TO REMAIN
3. NEW PARKING SPOTS BY 10 HANDICAP ACCESSIBLE
4. NEW STATION WASHROOMS/TOILETS ALL UNITS
- 5.3 REPLACE ALL KITCHEN APPLIANCES ALL UNITS.
- 6.1 REPLACE ALL CABINETS, SINKS/COUNTERS ALL UNITS.
- 7.1 REPLACE TUB & BATH, ADD VANITY ALL UNITS.
- 8.1 REPLACE TILE FLOORING ALL UNITS.
- 9.1 REPLACE CARPETING ALL UNITS.
- 10.1 REPAINT ALL UNITS.
- 11.1 REPAINT EX. 10.0 NEW BATH VANITIES, INTERIOR WALLS.

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH:

- 2001 EDITION (2000 UPC)
2001 EDITION (1997 UBC)
2001 EDITION (2000 UBC)
2001 EDITION (2000 UPC)
2001 EDITION (1999 NEC)

PERSONAE

- DESIGNER / CONSULTANT:**
JON FREEL
3RD BUILDING DESIGN
10001 WILSON AVENUE
CUPERTINO, CA 95015
(408) 999-3078
- OWNER:**
JACK CUNIFF
55 RIVER OAKS PARKWAY
SAN JOSE, CA 95134
(408) 953-4000
- SURVEYOR(S):**
JAMES KATHNER
JCKL ASSOCIATES
20346 ALHADDEN RD
SAN JOSE, CA 95120

LOCATION MAP

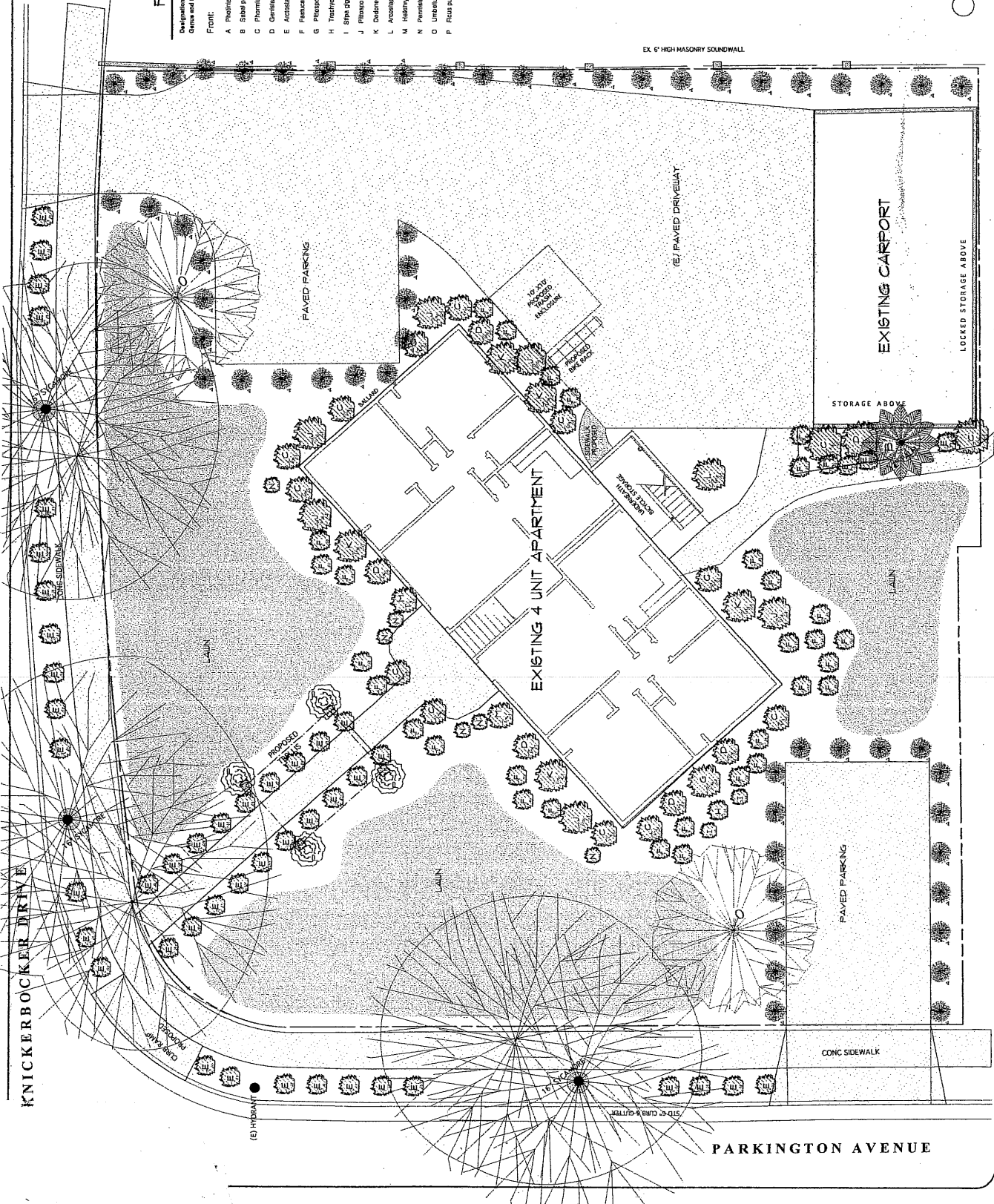


PLANT SCHEDULE

Designation Name and Species	Common	Quantity / Size
Front:		
A. <i>Pinus strobus</i>	Emerald Green	57/16 gallon
B. <i>Salix pyramidalis</i>	Fein	Existing
C. <i>Prunella laevis</i>	Maui Sunset	13/16 gallon
D. <i>Gentiana sp.</i>	Emerald Green	6/16 gallon
E. <i>Acacia saligna</i>	Emerald Green	47/16 gallon
F. <i>Ficus glauca</i>	Eight Ball	30/16 gallon
G. <i>Philadelphus lewisii</i>	Philadelphus	Existing
H. <i>Thymus serpyllifolius</i>	Woolly Thyme	Existing
I. <i>Shrub sp.</i>	Feather Grass	27/16 gallon
J. <i>Philadelphus lewisii</i>	Philadelphus	6/16 gallon
K. <i>Dodonaea viscosa</i>	Horsed Bush	5/16 gallon
L. <i>Arctostaphylos uva-ursi</i>	Manzanita	Existing
M. <i>Hesperis matronalis</i>	Evening Primrose	27/16 gallon
N. <i>Persea indica</i>	Florida Citrus	9/16 gallon
O. <i>Unifolium californicum</i>	California Laurel	22"x26"
P. <i>Ficus sp.</i>	Creeping Fig	46 gallon



PLANTING DETAIL
Scale: 3/16" = 1'-0"



New Condo Conversion For:
Jack Cuniff
on the grounds at
Arlington Ave., Sunnyvale, Ca. 94085

Arkington Ave., Sunnyvale, Ca 94087

Jack Cunmiff

New Condo Conversion for:

PLANS, IDEAS AND DESIGN SHOWING HOW TO BUILD THE PROJECT. THE DESIGNER, DESIGNED SOLUTIONS FOR THE PROJECT. PLANS MUST NOT BE USED, UNLESS OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

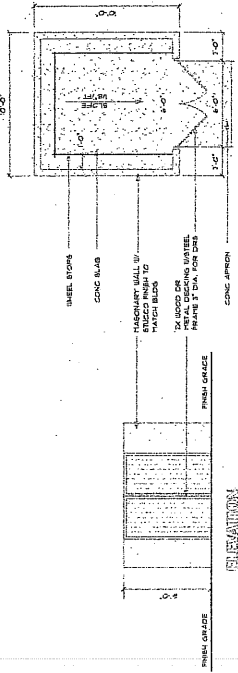
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JE BUILDING DESIGN

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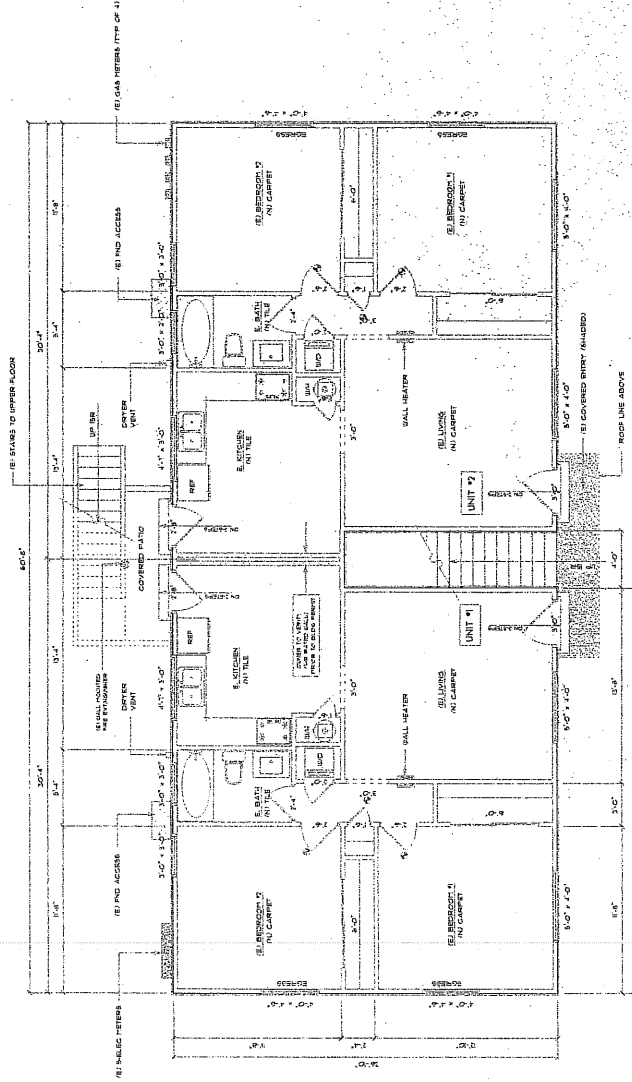
FLOOR PLAN NOTES

1. UNIFORM MARKED AS "TORNERS" MUST MEET U.S.C. MINIMUM REQUIREMENTS, I.E. SIZE OF OPENING, SPECIAL HANDMADE, STATE OF OPERATION, ETC.
2. PAUL, I WATER SEATERS MUST HAVE INSTALLED SEPTIC STRAPS
3. SMOKE DETECTORS TO BE AC, DC, LOCATED WITHIN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM. ALL FLOOR LEVELS SHALL HAVE SMOKE DETECTORS AND SHALL BE INTERCONNECTED, UL LISTED & CALIF. STATE FIRE MARSHAL APPROVED.



NOBILITATE

14" TRASH ENCLOSURE



14TH EXISTING LOWER FLOOR PLAN

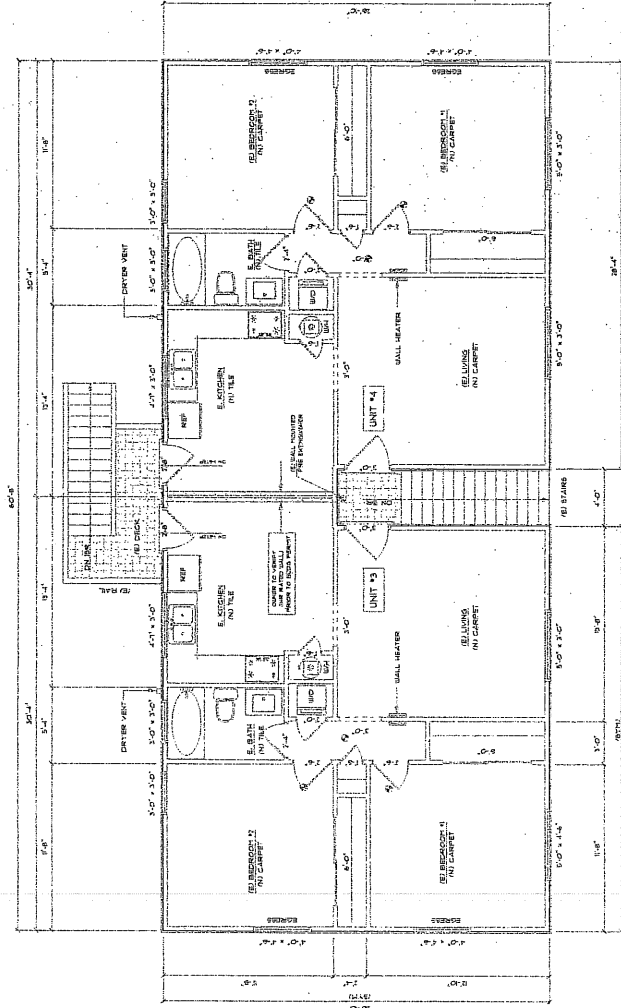
IF BUILDING DRAWING OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS FLOOR PLAN, DIMENSIONS LAYOUT IS BASED ON THE SUPPLIED (BY OWNER) ARCHITECTURAL LAYOUTS AND DIMENSIONS, THIS DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES ORIGINATED FROM ANY POSSIBLE ARCHITECTURAL DISCREPANCIES AND ERRORS (BY OTHERS).

New Condo Conversion for:
Jack Cunneiff
on the grounds at
Arlington Ave., Sunnyvale, Ca 94087

JE BUILDING DESIGN
P.O. Box 2818
Chillicothe, MO 65015
(708) 383-9020

• NOTE TO CONTRACTOR •

The contractor claims payment of \$100,000, while the defendant claims the contract was voided by the owner's unilateral termination of the contract. The contractor claims that the contract was voided by the owner's unilateral termination of the contract. The contractor claims that the contract was voided by the owner's unilateral termination of the contract.



14" EXISTING UPPER FLOOR PLAN

IF BUILDING DESIGN, ON ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS FLOOR PLAN. CHANGES LAYOUT IS BASED ON THE SUPPLIED (BY OWNER) ARCHITECTURAL LAYOUTS AND DIMENSIONS. THIS DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES ORIGINATED FROM ANY POSSIBLE ARCHITECTURAL DISCREPANCIES AND ERRORS (BY OTHERS).

New Condo Conversion for:
Jack Cunneiff
on the grounds at
Washington Ave., Sunnyvale, Ca. 94

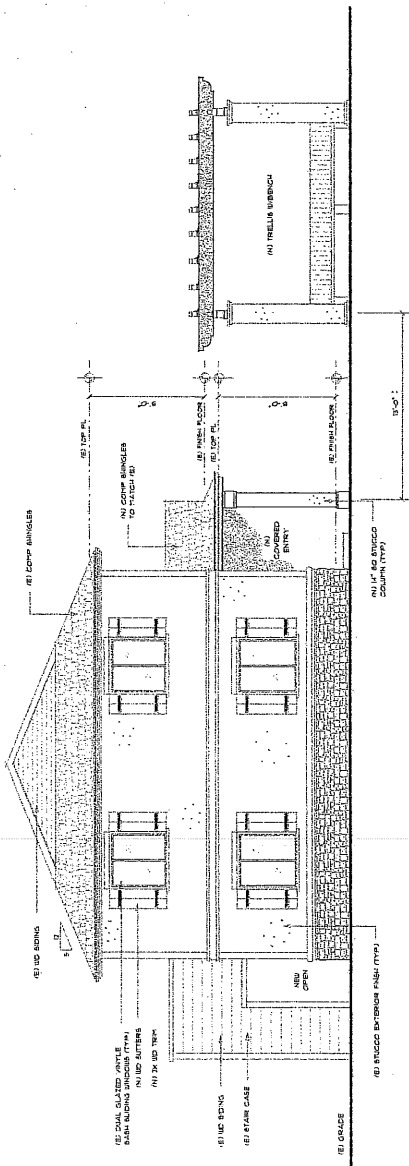
JE BUILDING DESIGN

T.O. Box 2818
Chattanooga, TN 37402-0215
Phone: (615) 262-9393

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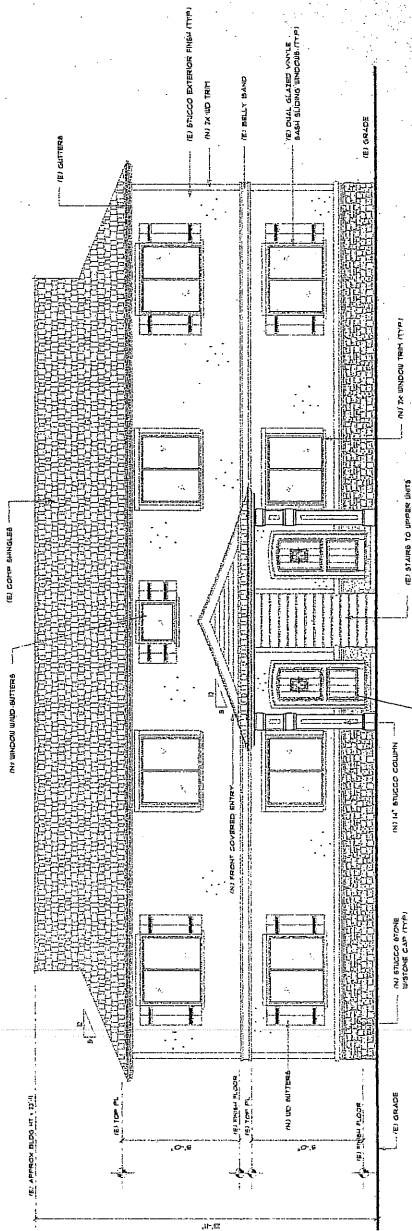
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• NOTE TO CONTRACTOR •



1/4" LEFT SIDE ELEVATION - NORTH

Exterior Elevation Notes:

[illegible]

1/4" FRONT ELEVATION - WEST

Jack Cuniff
 on the grounds at
 New Condo Conversion for
 Arlington Ave., Sunnyvale, Ca. 94087

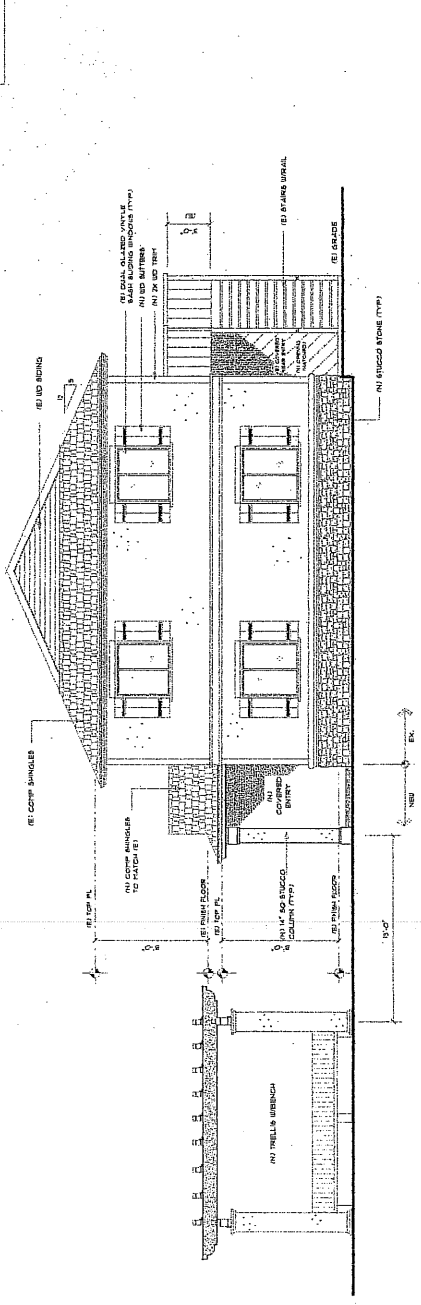
DATE: _____
 PREPARED BY: _____
 CHECKED BY: _____
 REVISIONS:

NO.	DESCRIPTION	DATE	BY

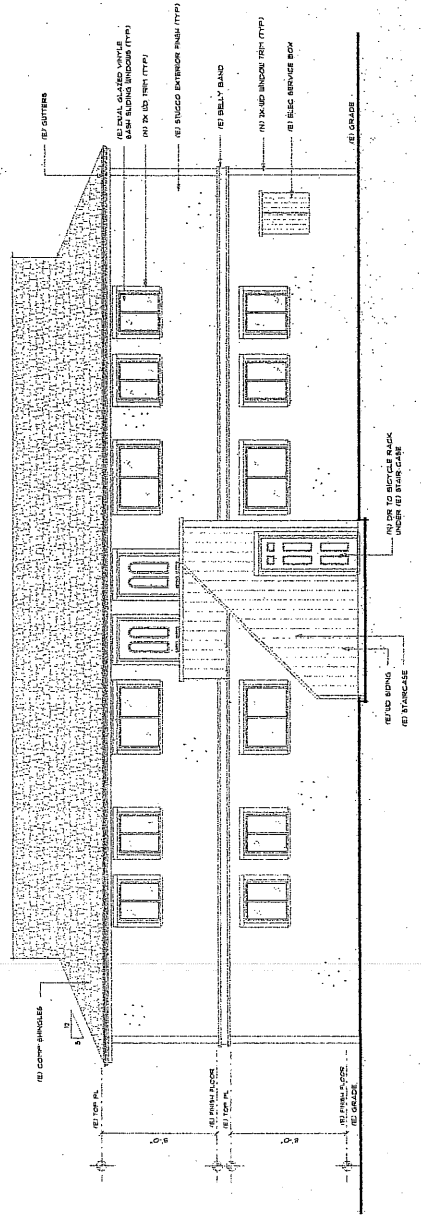
JE BUILDING DESIGN
 1000 RAY AVENUE
 SUITE 100
 SHERMAN OAKS, CA 91060
 (818) 341-1000
 www.jebuildingdesign.com

*** NOTE TO CONTRACTOR ***

THESE DRAWINGS ARE PREPARED FOR THE ARCHITECT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.



1/4" RIGHT SIDE ELEVATION - SOUTH



1/4" REAR ELEVATION - EAST

New Condo Conversion for:

on the grounds at
Parkington Ave., Sunnyvale, Ca. 94087

Jack Cunmiff

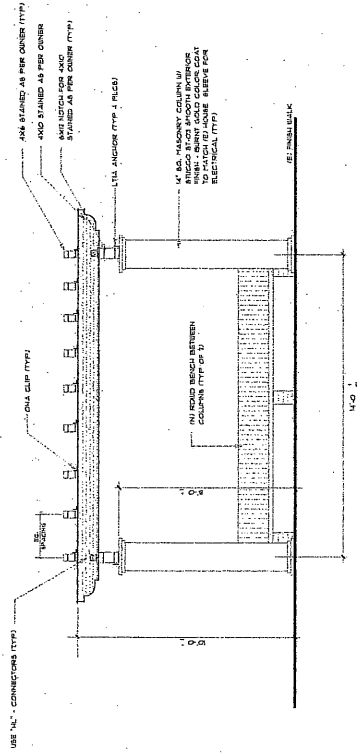
JE BUILDING DESIGN

P.O. Box 2818
Tel Aviv 6109509

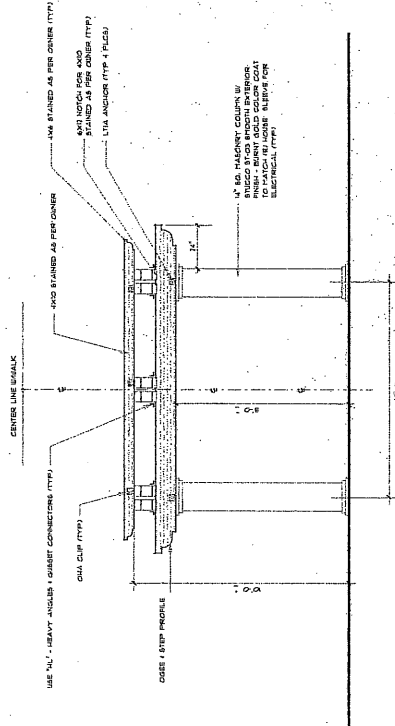
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Tel Aviv 6109509

6708-88(807)

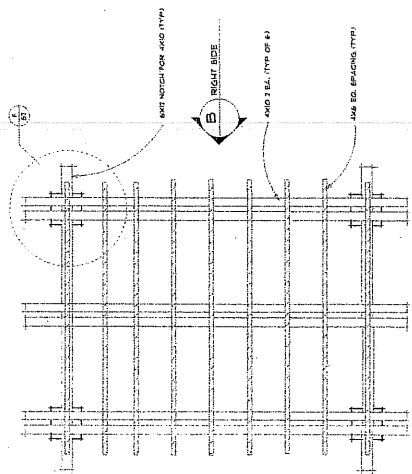
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3RD SIDE VIEW "B" - SOUTH

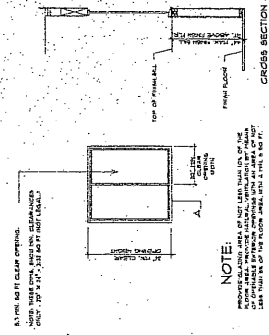


3/8" FRONT VIEW "A" - WEST

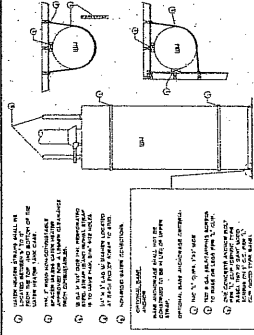


3/8" PROFILE VIEW

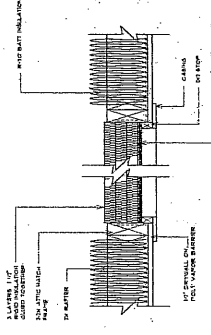
3/8" TRELLIS @ WALKWAY



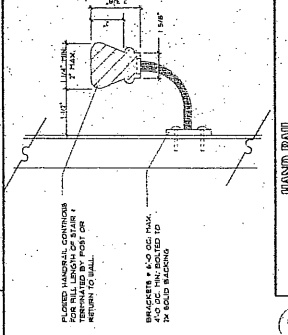
WINDOW EGRESS



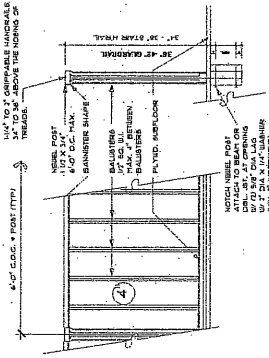
WATER HEATER ANCHOR



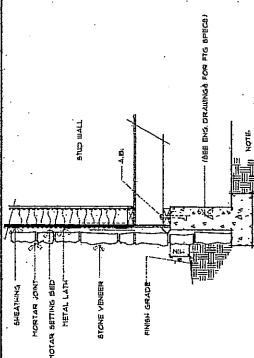
ANNOUNCEMENT



HAND RAIL

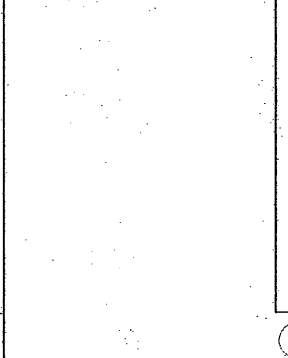


GUARDRAIL BALLASTRADE



STONE VERIFIER & END

1



100

Jack Cunniff Ph.D.
929 Mango Ave
Sunnvale, CA 04087
408 636 3164

April 10, 2006

To The Planning Board,

I am writing this letter to the Planning Board to convey our intentions regarding the conversion of the apartment 4-plex at 1293-1299 Parkington Ave. My family lives less than 1 mile from the 4-plex. Our 7 year old daughter, Skylar, is a first grade student at Cherry Chase. We expect she'll go to Sunnyvale Middle School and then to Homestead High School. We have no intentions of leaving this neighborhood.

It is our hope to convert the apartments to condominiums. We intend to *dramatically* improve the appearance of the building and the property and turn this "tenement" into 4 beautiful condominiums.

Our plans include:

- ❖ Add 4 parking spots with one handicap accessible
- ❖ Add a standup washer/dryer to each apartment
- ❖ Replace all kitchen appliances in each apartment
- ❖ Replace all cabinets and sinks/counters in each apartment
- ❖ Add Dishwasher to each apartment
- ❖ Replace Tub and Sink and add vanity to each apartment.
- ❖ Replace tile flooring in each apartment
- ❖ Replace carpeting in each apartment
- ❖ Repaint each apartment
- ❖ Significantly add plants/trees/landscaping.

In short, the insides will look brand new and the outside will distinguish the building in the neighborhood. The redone landscaping will clearly distinguish the property from the other drab properties. Hopefully, the conversion and improvements at 1293 will spark a rejuvenation of this area of Parkington Avenue.

It is my hope that, by converting a drab apartment 4-plex into condominiums, the building will turn a profit, 4 families will be allowed to "buy in" to Cherry Chase, the neighborhood will improve dramatically, and tax donations to the city will go up.

This is our intention and desire.



Jack Cunniff